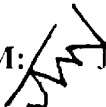


INDUSTRIAL DEVELOPMENT AUTHORITY

Memorandum

DATE: July 27, 2000

TO: Michael King, AICP, Planner

FROM:  James W. Noel, Jr., Executive Director

SUBJECT: Application No. ZM-51-00 Saint Mark's Lutheran Church

Thank you very much for the opportunity to comment on the rezoning application for Saint Mark's Lutheran Church for the property in Victory Industrial Park. The Industrial Development Authority has been involved in this situation since late 1998. The Authority's desire to have places of worship deleted as a permitted use in the IL zoning category has been well documented. Additionally, the Authority's willingness to work with Saint Mark's Lutheran Church concerning this situation has also been readily apparent. This position has not changed and the Authority supports this application in order to allow the church to utilize the property it has purchased in Victory Industrial Park.

Saint Mark's Lutheran Church has worked very cooperatively with the Victory Industrial Park Owners' Association and is a contributing member to this organization. The church's willingness to remain a member of the association and contribute their pro rata share of the maintenance of the common areas and retention basin alleviates a significant concern regarding the church's ownership and use of this property. While the Authority would obviously prefer to see taxable industrial users on this property, they do not feel that the church will have a negative impact on the development of the remaining parcels in the park. As noted earlier, the church has clearly exhibited a cooperative and positive attitude regarding their relationship with the businesses in the industrial park. The Victory Industrial Park Owner's Association is supportive of this rezoning request.

I have attached a copy of a February 10, 1999 letter to the then County Attorney, Bill Hackworth, from myself regarding this situation. The points made in that letter are still accurate today, as well as the letter's conclusion supporting a rezoning of this property to General Business.

If you have any questions regarding this memorandum or the attached letter, please give me a call.

JWNjr/dbs
Attachment